

ORDINANCE NO. 2759 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY FROM A-1 (AGRICULTURAL), R1-6 PRD (SINGLE RESIDENCE PLANNED RESIDENTIAL DEVELOPMENT), R-4 (MULTIPLE RESIDENCE) AND PAD (PLANNED AREA DEVELOPMENT) TO PAD FOR DEVELOPMENT PLAN TITLED "CROSSINGS AT ARROWHEAD" LOCATED AT 8195 WEST BEARDSLEY ROAD; AMENDING THE ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Glendale Planning Commission held a public hearing on April 1, 2010, in zoning case ZON09-06 in the manner prescribed by law for the purpose of rezoning property located at 8195 West Beardsley Road from A-1 (Agricultural), R1-6 PRD (Single Residence Planned Residential Development), R-4 (Multiple Residence) and PAD (Planned Area Development) to PAD;

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in the *Glendale Star* on March 11, 2010; and

WHEREAS, the City of Glendale Planning Commission has recommended to the Mayor and the Council the zoning of property as aforesaid and the Mayor and the Council desire to accept such recommendation and rezone the property described on Exhibit A as a PAD (Planned Area Development) in accordance with the Development Plan currently on file with the Planning Department as of the date of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That a parcel of land in Glendale, Maricopa County, Arizona located at 8195 West Beardsley Road is hereby conditionally rezoned from A-1 (Agricultural), R1-6 PRD (Single Residence Planned Residential Development), R-4 (Multiple Residence) to PAD (Planned Area Development) as enacted by Ordinance No. 2720, New Series, dated March 9, 2010 to PAD (Planned Area Development) in accordance with the Development Plan titled "Crossings at Arrowhead" currently on file with the Planning Department as of the date of this ordinance.

SECTION 2. That the rezoning herein provided for be conditioned and subject to the development being in substantial conformance with the Development Plan titled "Crossings at Arrowhead" prepared November 24, 2009 and date stamped March 2, 2010 and permitted uses contained therein.

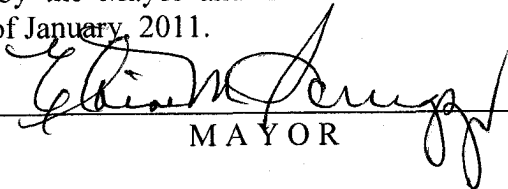
SECTION 3. That the rezoning herein provided for be further conditioned and subject to the following:

1. Development shall be in substantial conformance with the PAD Manual and project narrative, date stamped March 2, 2010.
2. Additional access points for the proposed project shall be approved by the controlling agency and/or agencies.
3. The Developer shall construct a multi-use path adjacent to the New River that conforms to Section 4.6 of the City of Glendale's Engineering Design and Construction Standards 2004, revised January 2005.
4. The multi-use path shall be constructed in conjunction with the issuance of the first building permit by the City of Glendale.
5. The Developer shall grant to the City of Glendale a minimum of a fourteen (14) foot wide recorded easement for the multi-use path as approved by the City of Glendale.
6. A master sign package application for the entire site shall be submitted with the first design review submittal when the first project is submitted.

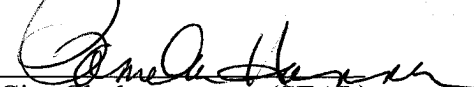
SECTION 4. Amendment of Zoning Map. The City of Glendale Zoning Map is herewith amended to reflect the change in districts referred to and the property described in Section 1 above.

SECTION 5. Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

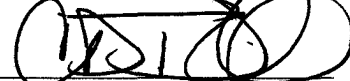
PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 25th day of January, 2011.


MAYOR

ATTEST:


City Clerk (SEAL)

APPROVED AS TO FORM:


City Attorney

REVIEWED BY:

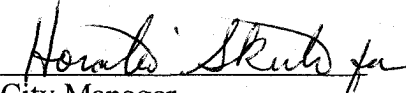
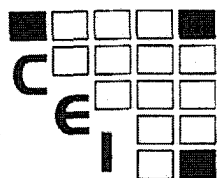

City Manager

EXHIBIT A



Clouse Engineering, Inc.
ENGINEERS ■ SURVEYORS

1642 E. Oranewood Ave. • Phoenix, Arizona 85020 • TEL (602) 395-9300 • FAX (602) 395-9310

September 23, 2010

Job No. 070203

Legal Description
For
Area Within City of Glendale

That portion of the North half of Section 26, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

Commencing at the Northwest corner of said Section 26;

Thence South 89 degrees 52 minutes 21 seconds East along the North line of said Northwest quarter of Section 26 a distance of 2,643.47 feet to the North quarter corner of said Section 26 and the **Point of Beginning**;

Thence South 89 degrees 51 minutes 45 seconds East a distance of 715.89 feet;

Thence South 64 degrees 57 minutes 45 seconds West a distance of 129.34 feet;

Thence South 02 degrees 15 minutes 23 seconds West a distance of 100.03 feet;

Thence South 54 degrees 07 minutes 19 seconds West a distance of 446.39 feet to the beginning of a non-tangent curve whose center bears South 37 degrees 58 minutes 05 seconds East a distance of 3,700.89 feet;

Thence Southwesterly along the arc of said curve through a central angle of 49 degrees 25 minutes 45 seconds and an arc length of 3,192.76 feet;

EXHIBIT A

Legal Description
Job No. 070203
Glendale Area-Total
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Thence South 08 degrees 33 minutes 46 seconds West a distance of 330.62 feet to the North line of that particular parcel as described in Document No. 1990-0477021, records of Maricopa County, Arizona;

Thence along said North line, South 89 degrees 58 minutes 53 seconds West a distance of 742.99 feet to a point on the West line of the East half of the Northwest quarter of the Southwest quarter of said Section 26, said line also marking the Glendale-Peoria city limits;

Thence along said city limit line North 00 degrees 08 minutes 27 seconds West a distance of 873.54 feet to a point on the North line of said Southwest quarter of Section 26;

Thence along said North line South 89 degrees 41 minutes 39 seconds East a distance of 218.33 feet to the beginning of a non-tangent curve whose center bears South 69 degrees 34 minutes 21 seconds East a distance of 1909.85 feet;

Thence Northeasterly along the arc of said curve through a central angle of 07 degrees 22 minutes 52 seconds and an arc length of 246.03 feet;

Thence North 27 degrees 48 minutes 30 seconds East a distance of 2,666.89 feet to a point on the South line of a 40 foot Maricopa County right of way;

Thence along said right of way South 89 degrees 52 minutes 21 seconds East a distance of 418.49 feet;

Thence North 00 degrees 05 minutes 48 seconds East a distance of 40.00 feet to the **Point of Beginning**.

Note: The above described parcel contains 2,357,671 square feet or 54.1247 acres more or less.

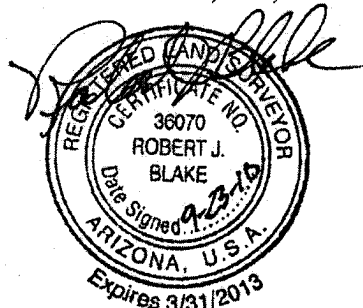
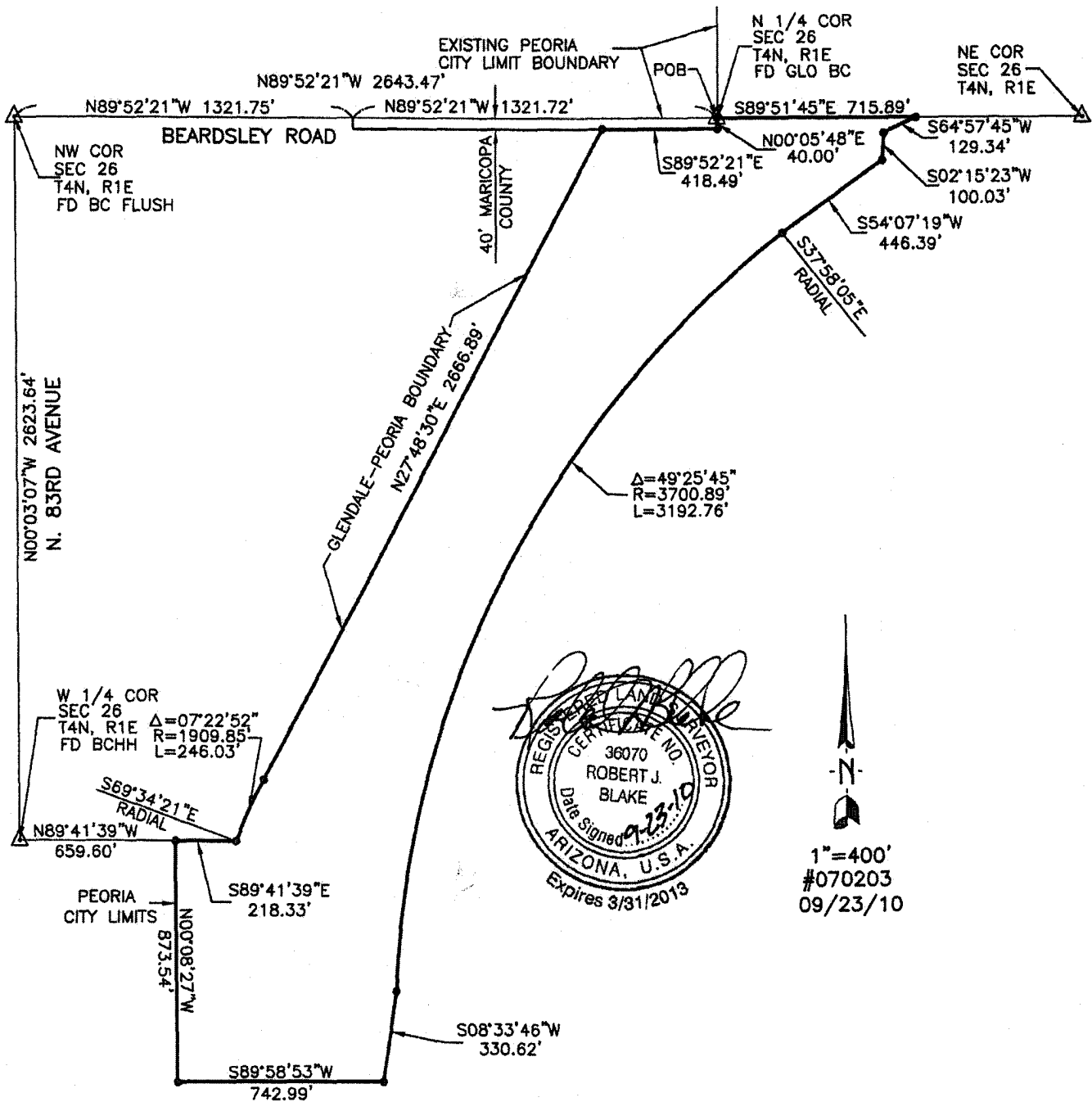


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